

## M E M O

To: ABAG Housing Methodology Committee  
From: Paul Fassinger, ABAG Research Director  
Date: June 22, 2006  
Re: RHNA Survey Concepts

### Summary

At the previous meeting we discussed the required survey of local factors. It was the sense of the committee that it was important to conduct the survey and that local jurisdictions would be willing to make the effort to provide the information for this process. At the same time, the committee indicated that ABAG should provide draft information for any factors where it is available and set specific guidelines for the type of information that would be useful.

The staff would like to propose that the committee discuss factors using the draft information and delaying the survey to better coordinate it with local jurisdiction's review of Projections 2007 forecasts.

The staff would also like the committee to begin discussing whether some factors are more appropriately included in the methodology for the Projections 2007 forecast as opposed to including that information in the RHNA methodology.

### Factors Where Draft Information is Available from ABAG

#### (1) Existing and projected jobs housing relationship

ABAG could provide the number of jobs and number of households from our most recent forecast for 2005 in order to describe the relationship.

#### (2) The distribution of household growth...and opportunities to maximize the use of public transportation and existing transportation infrastructure.

ABAG could provide maps of key transit areas with a ½ mile area designed around corridors or stations.

#### (3) The market demand for housing

ABAG could provide data on housing construction for 2005-2006 from the Department of Finance's most recent estimates.

(4) Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.

ABAG could provide the information we have on agreements for county growth to occur within city jurisdictions.

(5) High Housing Cost Burdens

ABAG could identify estimates of household income and recent housing costs in local areas.

### **Factors Where Local Areas Probably Have Superior Information**

(1) Opportunities and constraints to development in each member jurisdiction

The law outlines several particular categories including:

(a) Lack of capacity for sewer or water service due to federal or state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period

(b) The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities...

(c) Lands preserved or protected from urban development under existing federal or state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.

(d) County policies to preserve prime agricultural land, as defined pursuant to Section 56064, within an unincorporated area.

(2) The loss of units contained in assisted housing developments.

(3) Needs of Farmworkers

(4) Other Factors to Consider

### **Schedule**

The staff is proposing that we delayed the survey to August, and allowed jurisdictions to respond until the end of September. This would avoid summer vacation schedules, and would allow us to coordinate response to the factors with responses for the draft Projections.

The committee could still discuss the desirability of including this data in the methodology, particularly since there is draft information on a number of the factors. A delay in the survey would not prevent the committee from discussing whether there is a need to include the factors in the methodology, or in the Projections 2007 forecast.